| 114.0 | 0008 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 745,500 / 745,500 |
| | | | | | USE VALUE: | 745,500 / 745,500 |
| | | | | | ASSESSED: | 745,500 / 745,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 263 | | WASHINGTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GARNETT CATHERINE C |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 263 WASHINGTON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5742.000 | 330,000 | 900 | 414,600 | 745,500 |
| Total Card | 0.132 | 330,000 | 900 | 414,600 | 745,500 |
| Total Parcel | 0.132 | 330,000 | 900 | 414,600 | 745,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.11 | /Parcel: 467.11

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 73468

**GIS Ref**

**GIS Ref**

**Insp Date** 10/20/18

!8902!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 114.0-0008-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 330,000 | 900 | 5,742. | 414,600 | 745,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 318,900 | 900 | 5,742. | 414,600 | 734,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 318,900 | 900 | 5,742. | 414,600 | 734,400 | 734,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 249,700 | 400 | 5,742. | 420,500 | 670,600 | 670,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 249,700 | 400 | 5,742. | 313,900 | 564,000 | 564,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 249,700 | 400 | 5,742. | 284,300 | 534,400 | 534,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 249,700 | 400 | 5,742. | 272,400 | 522,500 | 522,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 234,600 | 400 | 5,742. | 231,000 | 466,000 | 466,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 08:07:49 |

**LAST REV**

| Date | Time |
|---|---|
| 08/17/20 | 12:09:28 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8902

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 27249-396 | | 4/30/1997 | Family | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 73468 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/23/2020 | 674 | Redo Bas | 13,100 | C | | | | |
| 10/18/2017 | 1379 | Porch | 1,500 | C | | | | |
| 1/22/2013 | 95 | Manual | 2,392 | C | | | | |
| 12/16/2011 | 1854 | Porch | 6,500 | C | | | | BUILD 9X5 REAR OFP |
| 8/11/2011 | 848 | Re-Roof | 5,480 | | | | | EPPM ROOF ON SHED |
| 1/22/2010 | 52 | New Wind | 7,500 | | | | | REPLACE 6 WINDOWS |
| 3/15/2007 | 150 | Redo Kit | 45,000 | | | G8 | GR FY08 | |
| 8/21/1998 | 602 | Manual | 2,200 | | | | | REPLACE PORCHES |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/20/2018 | Meas/Inspect | HS | Hanne S |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/19/2012 | Info Fm Prmt | BR | B Rossignol |
| 1/26/2009 | Meas/Inspect | 189 | PATRIOT |
| 2/21/2000 | Mailer Sent | | |
| 2/16/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5742 | | Sq. Ft. | Site | | 0 | 70. | 1.03 | 5 | | | | | | | | | 414,581 | | | | | | 414,600 | |

| Total AC/HA: | 0.13182 | Total SF/SM: | 5742 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 414,581 | Spl Credit | | Total: | 414,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | PEACH | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.30789471 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 143.854 |
| Other Features: | 96061 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 369912 |
| Depreciation: | 39950 |
| Depreciated Total: | 329961 |

## COMMENTS

OF=2 BMT SINKS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

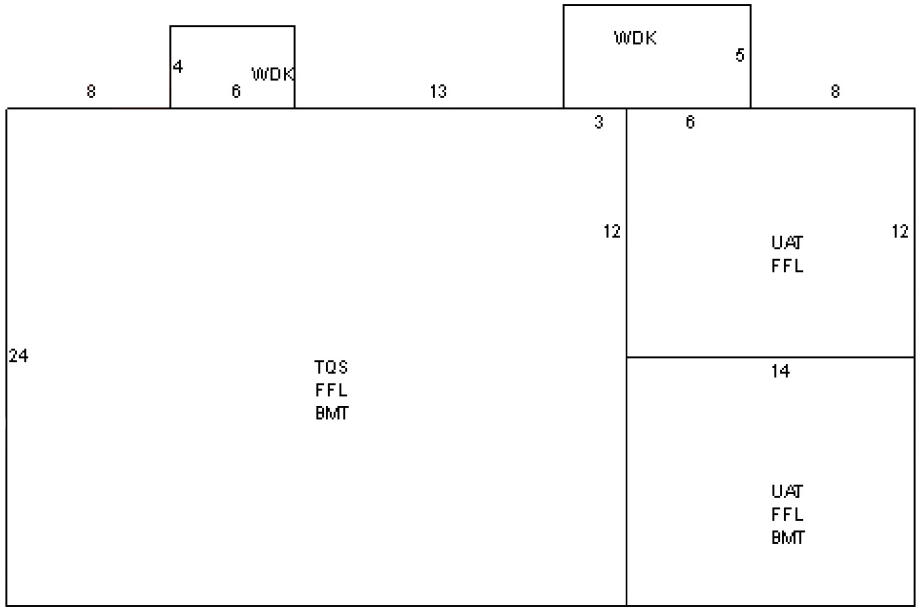
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 143.85 |
| Special Features: | 0 | Val/Su Net: | 125.14 |
| Final Total: | 330000 | Val/Su SzAd | 206.77 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,056 | 143.850 | 151,910 |
| BMT | Basement | 888 | 43.160 | 38,323 |
| TQS | 3/4 Story | 540 | 143.850 | 77,681 |
| UAT | Upper Attic | 84 | 57.540 | 4,833 |
| WDK | Deck | 69 | 16.000 | 1,104 |

| Net Sketched Area: | 2,637 | Total: | 273,851 |
|---|---|---|---|
| Size Ad | 1596 | Gross Area | 3069 | FinArea | 1596 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

114.0-0008-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 8x36 | A | AV | 2010 | 3.55 | T | 7.2 | 101 | | | 900 | | | 900 |

| More: | N | Total Yard Items: | 900 | Total Special Featues: | | Total: | 900 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc